

— South Carolina —  
***SPRINGDALE***

**MINUTES**

**Springdale Planning Commission Regular Meeting and Public Hearing**

Tuesday March 19, 2019 Regular Meeting

6:00 p.m.

Springdale Town Hall – Council Chambers

The media and public were duly notified of the date, time, and place of this meeting.

**Member(s) Present:** Chair Bill Jordan, Vice Chair Jeff Hendrix, Members Keith Driggers and Lynn Hutchinson.

**Member(s) Absent:** Member Chris Peake.

**Staff Present:** Administrator Ashley Watkins, Police Chief Kevin Cornett, Municipal Clerk Leeann Eden.

**I. Call to Order**

Chair Jordan called the meeting to order at 6:00 P.M. A quorum was present.

**II. Invocation**

Member Hutchinson provided the invocation.

**III. Consent Agenda**

- A. Approval of Agenda. Commission, on motion of Vice Chair Hendrix, seconded by Member Hutchinson, voted unanimously to approve the agenda.
- B. Approval of Minutes.
  - a. January 15<sup>th</sup>, 2019 Regular Meeting. Commission, on motion of Vice Chair Hendrix, seconded by Member Hutchinson, voted unanimously to approve the minutes from the January 15<sup>th</sup>, 2019 Regular Meeting.

**IV. Public Hearing**

- A. Zoning Map Amendment Request: TMS# 005631-06-025, Parcel C only, from R-1 (*Single-Family Residential*) to R-3 (*Multi-Family Residential*). The Commission entered into the Public Hearing at 6:02 p.m. Chair Jordan requested information from Town Administrator Ashley Watkins. Administrator Watkins reported details pertaining to the Zoning Map Amendment Request, stating on February 2, 2019 the applicant, Steven Gunter submitted an application to request to amend the zoning map of the Town of Springdale at 2909 Platt Springs Road, Parcel C, approximately 12.728 acres. She continued by stating that the Public Hearing and Planning Commission Regular Meeting were scheduled for March 19, 2019 and a notice of the meetings was published in the Lexington County Chronicle and signs were placed on the property.

Chair Jordan asked the property owner, Steven Gunter to give information pertaining to the Zoning Map Amendment Request. Mr. Gunter stated that change is inevitable, and feels that the amendment would be beneficial for the Town. He states that as a resident of 67 years, it is his desire as to sustain the credibility of the Town and its growth in a positive manner. Mr. Gunter expressed concern for the economic future of the town. He introduced Matthew Smothers, the proposed developer of the land. Mr. Smothers stated that his firm proposes building 241 town home units with garages of an approximate size of 2,000-25,000 square feet each and an approximate price point of \$250,000-\$300,000. Chair Jordan asked Administrator Watkins for clarification on the diagram that was presented. Administrator Watkins provided clarification. Member Driggers asked Mr. Smothers if Zone A was going to be purchased and if so, what would go there. Mr. Smothers stated that they are looking to purchase Zone A and additional units or a strip mall would go there.

Member Hendrix asked Mr. Smothers if the pictures presented represent what is being planned. Mr. Smothers stated that he did not believe the modern design of the units pictured would fit the Town and that he has an architect working on drawings with more of a Charleston style, he expects those drawings to be finished and available for review within the next two weeks. Member Driggers stated that the Commission would want to see the drawings upon completion. Member Driggers had a discussion with Mr. Smothers about his experience and success of his previous developments. Chair Jordan expressed concerns with the effects the development would have on surrounding homeowner's property value. Mr. Smothers stated he believed values of the surrounding homes would increase. Member Driggers expressed concerns with the units not selling, or individuals buying multiple units as rentals. Member Hutchinson asked for clarification on entrances and exits in the development and Mr. Smothers pointed them out, stating there would be two entrances and two exits to the development. Chair Jordan expressed concerns with the property being re-zoned to R-3 and the developer backing out, which would allow for any development that meets zoning requirements to be built. Member Driggers asked Administrator Watkins if the property could be re-zoned to R-1 again if the decision is made to re-zone to R-3, Administrator Watkins stated that it could only be considered for re-zoning once every 12 months. Vice Chair Hendrix confirmed with Administrator Watkins that the proposal would not qualify for PDD. Chair Jordan informed members of the public who were present that the Commission is an advisory board to Town Council, that submits recommendations, and that Council has the final decision regarding the proposed development. Chair Jordan informed the public of the guidelines for Public Comment. The Commission exited the Public Hearing at 7:02pm.

## **V. Public Comment**

The following residents of Springdale made a public comment in opposition to the Zoning Map Amendment Request; Jack Hendrix, Frank Long, Bill Geddings (read by Councilmember Steve Hallman), Sandra Oxner, Sharon Reynolds, Angela Reynolds, Bill Watson, Laura Effinger, Theresa Mazloon, Lilli Sox, Charles Leonard, Marie Leonard, Cory Hook, Vance Vollmer, and Willie Bowen. These residents all cited quality of life, property value, traffic, increased crime, increase in Town services and overcrowding of schools as the reasons they were opposed to the Zoning Map Amendment Request. Judy Nichols, a resident of Irmo, made a public comment in opposition to the Zoning Map Amendment Request as well. The sign-in sheet for public comment is attached to these minutes.

## **VI. New Business**

- A. Recommendation to Town Council of a Zoning Map Amendment Request of TMS# 005631-06-025, Parcel C only, from R-1 (*Single Family Residential*) to R-3 (*Multi-Family Residential*). After a brief discussion of concerns and procedure, the Commission, on motion of Member Driggers, seconded by Member Hutchinson, voted unanimously to submit a recommendation that Council not approve the Zoning Map Amendment Request of TMS# 005631-06-025, Parcel C only.

## **VII. Adjourn**

The Commission, on a motion by Vice Chair Hendrix, seconded by Member Driggers, voted unanimously to adjourn at 7:10 P.M.

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Bill Jordan, Chair

Attest:

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Leeann Eden, Municipal Clerk